

SURVEYORS

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Policy Address 2010-11

Collaboration with Mainland
Annual Conference 2010

HKIS 2009-2010 General Council

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The BSD has engaged in talk to organize a course on expert determination procedures on handling water seepage disputes and is now finalizing the course details. Meanwhile, the Division will offer 10 scholarships of \$5,000 each to selected Form six students in February 2011.

The Institute had on 14 September signed a Supplementary Agreement with the CIREA. A new set of practical guide is to be issued by to the GPD to facilitate the application and the appointment process of Independent Valuers.

The Extra-ordinary General Meeting of the LSD on 23 August passed an amendment to the Regulations for the Division, which is to change the number of Vice-Chairman of LSD Council from one to two.

PDD sent two representatives to the HKIS Measuring Practice Committee to advise whether it is technically possible for developers to provide breakdown on the apportioned share of common area in sales brochures.

The QPFM Award 2010 is now open for entry with details being elaborated in this issue. The PFM Division is considering whether a Chinese Version of the "HKIS Guide to Good Property Management Practice" shall also be published.

To celebrate its 20th anniversary, the CECA invited representatives from several quantity surveying institutes including the HKIS to join its congress held on 16 September in Beijing. To equip members with better knowledge of the SFBC, the division has organized a training course.

Dr Paul Ho
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建築測量組正籌辦滲水糾紛之專家鑑定程序課程，細節正磋商中。組別將於明年二月向中六學生批出 10 個每個 \$5,000 的獎學金。

學會於九月十四日與 CIREA 簽訂資格互認補充文件。產業測量組將就獨立估價師的申請及委任刊登新實務指引。

土地測量組於八月廿三日舉行非常務會員大會，通過修訂組別規例，增加副主席至二人。

規劃及發展組委派兩位代表加入學會量度作業委員會，就發展商技術上能否在售樓書列出單位所分攤公用地方面積提出意見。

優質物業設施管理大獎接受提名，詳見本期。物業設施管理組正考慮會否刊印 "HKIS Guide to Good Property Management Practice" 中文版。

CECA 於九月十六日在北京舉行成立 20 周年會議，學會派出代表參加。工料測量組開辦課程，讓會員加深對 SFBC 的認識。

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Collaboration with Mainland

On 14 September 2010, the HKIS signed the Supplement to the Reciprocity Agreement ("Supplement") with the China Institute of Real Estate Appraisers and Agents (CIREA). The signing ceremony took place at the CIREA headquarters in Beijing with President Sòng Chūnhuá representing CIREA and I representing HKIS. The signing ceremony was witnessed by the Vice President and General Secretary, Dr Chái Qiáng; Vice Presidents, Professors Liú Hóngyù and Féng Chángchūn; Deputy Secretary and Overseas Qualifications Panel, Dù Míng; Director and Overseas Qualifications Panel, Sòng Shēnghuá of the CIREA; and Vice President Serena Lau, GDP Chairman Francis HK Ng, and Mr Andrew KF Chan of the HKIS.

The signing of the Supplement further strengthens the ties between the CIREA and HKIS. Consequential to the signing of the Supplement is the preparation of training courses and CPD events for HKIS applicants and qualifying tests for the second batch of members from both institutes to become members of the other institutes. The courses, CPD events and tests are scheduled to take place during the first quarter of 2011. Before the signing ceremony, there was a discussion session. Both institutes exchanged ideas and information on future developments

of the real estate market in China and its implications for the general public and real estate professionals. We found the session very informative and insightful. There are certainly plenty opportunities for more collaboration between the HKIS and CIREA in the future.

China Engineering Cost Association (CECA) celebrated their 20th anniversary on 16 September 2010 in Beijing. The QSD Chairman, Daniel Ho, HKIS Past President and ICEC (International Cost Engineering Council) Vice-Chair, TT Cheung, and I attended its celebration ceremony. We are very grateful for the hospitality of the President, Zhāng Yǔnkūān, and Vice President and General Secretary, Mǎ Guìzhī, of CECA. Our institute has a long relationship with the CECA – dating back to 1995. In 2005, both institutes signed a Reciprocity Agreement. Over the last 20 years, CECA has contributed significantly to the development of the cost engineering profession. As a sister organization, we have provided our assistance whenever we could and are very pleased to have witnessed many great achievements by the CECA. We are also indebted to the CECA for their continuing support over the years. I am sure that the mutually supportive relationship between CECA and HKIS will continue to strengthen in the years ahead.

Notes of Thanks and Appreciation

The HKIS Annual Conference successfully concluded on 4 September 2010. I would like to thank the Vice President, Serena Lau, and her committee for organizing this important event.

I would also like to thank the GPD Council for liaising with CIREA to organize the signing ceremony in Beijing and the QSD Council for organizing delegates from HKIS to attend CECA's 20th anniversary ceremony and activities. During our trip to Beijing, we had the chance to meet and dine together with many of our members in Beijing. I would like to thank Mr Simon Tam of the Beijing Forum for organizing an enjoyable evening with our members.

Last, but not least, I wish to express my sincere gratitude to Dr Lawrence Poon, Chairman of the Housing Policy Panel, for his leadership and hard work in preparing our responses to the Transport and Housing Bureau's Public Consultation on Subsidising Home Ownership.



Back Row (left to right):
Mr Sòng Shēnghuá, Mr Dù Míng, Dr Chái Qiáng, Professor Féng Chángchūn, Professor Liú Hóngyù, Ms Serena Lau, Mr Francis HK Ng, and Mr Andrew KF Chan.

Front Row:
President Sòng Chūnhuá and President K W Chau

學會於九月十四日與中國房地產估價師 (CIREA) 簽訂資格互認協議書 (補充文件)。儀式假 CIREA 北京總部舉行，我與 CIREA 會長宋春華動筆締約，見證者有 CIREA 副會長兼秘書長柴強、副會長劉洪玉、副會長馮長春、副秘書長兼海外資格組負責人杜鳴、理事兼海外資格組負責人宋生華，以及本學會副會長劉詩韻、產業測量組主席吳恒廣、評估準則委員會委員陳家輝。

是項文件有助加強學會與 CIREA 的合作，兩會隨即展開第二次資格互認工作，計畫於明年首季舉行課程、CPD 活動和資格試。儀式前雙方設交流環節，內容圍繞內地房地產市場形勢及對房地產估價行業的影響，內容深入具建設性，我們肯定雙方未來還會更緊密聯繫。

中國建設工程造價管理協會成立 20 年慶典暨第五屆理事會第二次會議，於九月十六日在北京召開，代表學會出席者包括工料測量組主席何志偉、學會前主席及 ICEC 副主席張達榮和我，得到中價協張允寬理事長及馬桂芝秘書長的熱烈款待。學會與中價協的關係可追溯至 1995 年，雙方在 2005 年簽訂資格互認協議。中價協 20 年來對工程造價管理的發展作出重大貢獻，學會既為姊妹機構，一直守望相助，我深信未來兩會的合作必定有增無減。

感謝

學會周年會議於九月四日順利舉行，我在此向副會長劉詩韻及其籌委會的努力致以謝意。

我亦要向安排 CIREA 北京簽字儀式的產業測量組理事會及安排出席中價協 20 年慶典的工料測量組理事會致謝。我們有幸在北京能與不少在彼方的學會會員聚餐，這要感謝北京論壇 Simon Tam 所作的安排。

最後，我誠意感謝學會房屋政策小組主席潘永祥博士的領導及努力，就政府資助市民置業公眾諮詢提交回應。 ■



周年研討會2010

香港測量師學會於九月四日假座港麗酒店舉辦一年一度周年研討會。今年研討會以「活化建築物 注入新生命」為主題，探討如何讓失去功能的建築物再次適應環境及市場，重現價值及「生命」。出席的嘉賓及參加者逾 200 人。大會邀得香港特別行政區政府發展局局長林鄭月娥女士擔任主禮嘉賓並發表開幕演辭。

學會會長鄧廣榮教授表示：「學會多年來致力在政府制定政策方面提供專業意見，並每年舉辦周年研討會，探討土地及建築發展的有關課題，向外界推廣測量師的專業服務。是次研討會除邀請分屬不同測量界別的講者參與外，我們還邀請了政府和相關部門的代表、政策制定者，以及本港和外的專家出席作出交流，亦讓公眾及業界透過參與研討會，增加對活化市區工作的了解。」

鄧會長補充說：「測量師的工作層面廣泛，從土地買賣、樓宇建設，以至大廈管理過程皆有機會參與其中。隨著特區政府進一步關注市區更新、保留古蹟古物、或建設推廣文化專區等政策，都需要測量師參與。學會作為專業團體，不單只希望為同業提供協助，還要多參與社會事務。因此學會就政府不同的市區發展政策提供意見，使相關政策能在平衡各方利益下順利進行。」

周年研討會籌備委員會主席劉詩韻女士於閉幕致辭時表示：「任何





城市必有漸失去功能及價值的舊建築物存在，於市區更生活化的過程上，社會各界已認同拆卸重建並非唯一的處理方式，但怎樣決定重建或保留、結構是否適合改造、用途是否適合改變以符合社會變遷正是是次研討會的重點。」

她亦表示，測量師在活化舊建築物的工作上，能從多方面作出貢獻，從幫助業主或投資者了解活化舊建築物的可行性及經濟效益、籌劃及管理改造工程、至持續保養管理各個階段均可提供協助。

研討會的其他嘉賓講者包括規劃署署長梁焯輝、香港中文大學建築學系教授(部任)林雲峰、香港科技園高級經理(物業設施)何少亮、香港測量師學會前會長陳旭明、Leeds Metropolitan University Associate Dean of School of Built Environment Dr Andrew Patten、文物顧問所總監何志清、市區重建局物業及土地總監溫兆華、Hames Sharley Executive Chairman Mr William Hames、及仲量聯行國際董事劉振江等。

2010周年會議籌備委員會

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- 陳錦萍 - 產業測量組代表、蘇振顯 - 規劃及發展組代表
- 鄭鍾鳳 - 物業設施管理組代表、陳偉建 - 物業設施管理組代表
- 吳兆堂 - 工料測量組代表、黃嘉敏 - 青年組代表



Policy Address 2010-11

Summary of major issues (the preceding number refers to the section):

Land Supply

15. “we will consult the public on the proposal for reclamation on an appropriate scale outside Victoria Harbour to generate more land in the long run. In addition, we are devoting resources and expediting internal procedures to make more residential sites available to the market.”

Public Housing

20. “On PRH, the committee will ensure an adequate supply of land to produce about 15 000 flats each year, thus maintaining an average waiting time of three years.? To ensure rational allocation of limited resources, the Housing Department will step up checks on PRH tenants' household income and assets.”

My Home Purchase Plan

26. “Under this Plan, the Government will provide land for the HKHS to build “no-frills” small and medium flats for lease to eligible applicants at prevailing market rent. The tenancy period will be up to five years, within which the rent will not be adjusted. Within a specified time frame, tenants of the Plan may purchase the flat they rent or another flat under the Plan at prevailing market price, or a flat in the private market. They will receive a subsidy equivalent to half of the net rental they have paid during the tenancy period, and use it for part of the down payment.”

Monitoring the Sale of Flats

33. “As we cannot reach a consensus with the REDA on the regulation of the sale of first-hand completed flats, the THB will set up a steering committee to discuss specific issues on regulating the sale of first-hand flats by legislation and put forward practicable recommendations within one year”.

Review of the Capital Investment Entrant Scheme

34. “the Government, in view of public concern, has decided to temporarily remove real estate from the investment asset classes under the scheme with effect from 14 October. The Security Bureau will announce the implementation details and other changes to the scheme later.”

Sustainable Built Environment

40. “In light of the recommendations of the Council for Sustainable Development, the Government will introduce a series of measures, requiring the incorporation of such design elements as building separation or enhancement of building permeability, setback and greenery in new buildings.”

Controlling “Inflated Buildings”

41. “Major changes include doing away with concessions for certain features, lowering the level of concessions for car parks, balconies, utility platforms and clubhouse facilities, and imposing an overall cap of 10% for a number of features which still qualify for concession. We will also reduce the maximum permissible area of bay windows.”

Building Safety

44. “We will introduce legislation to tackle the problems of building dilapidation and unauthorised building works (UBWs), including “sub-divided units”, which have drawn widespread concern in the community.”

Building Management

45. “To help owners and owners' corporations (OCs) better understand their rights and responsibilities, we will embark on a series of initiatives including establishing a panel of advisors to provide owners involved in building management disputes with impartial and authoritative advice, organising training for office-bearers of OCs, and putting in place a platform for owners to share experience, thus promoting mutual help.”

Licensing Regime for the Property Management Industry

47. “We propose that a statutory licensing regime for the property management industry be established to ensure the quality of their services.”

The National 12th Five-Year Plan

92. “We are actively helping our service industries, especially the professional services sector, expand their presence in the Mainland market progressively. We are working with Guangdong Province to seek to incorporate the most important functions and roles of Hong Kong-Guangdong co-operation into the Five-Year Plan.”

Ten Major Infrastructure Projects

96. “The current-term Government's strategy of promoting economic growth through infrastructural development entails the undertaking of 10 major infrastructure projects. The projects are now being gradually implemented. The unemployment rate in the construction industry has dropped from a post-tsunami peak of 12.8% to the recent 7%.”

Nature Conservation

123. “We have prepared draft Development Permission Area plans for Sai Wan, Hoi Ha, Pak Lap and So Lo Pun. There remains 50 sites adjacent to country parks but not yet covered by statutory plans. To meet conservation and social development needs, we will either include them into country parks, or determine their proper uses through statutory planning.”

For full version please go to www.policyaddress.gov.hk.

HKIS Views for Policy Address 2010-11

The following views were submitted by the HKIS to the government on 17 September:

A. Building Safety

1. Control of Existing Signboards

In view of the recent death inquest for a fallen signboard, which killed a woman in 2008 at Wanchai Road, we urge the Government to review the setting up of a Signboard Control Office (shelved by the Administration after the consultation in 2000) to regulate the installation, maintenance and removal of signboards through a registration or licensing system. This is of imminent urgency. We consider that the coming Minor Works Control System and Mandatory Building Inspection Scheme can hardly address the problems arising from existing and “to-be-existing” signboards.

2. Unauthorized Sub-division of Flats into Smaller Units

We understand that there is a social need for sub-divided units and their provision in existing buildings is technically and legally feasible. Therefore, the Government should consider various means to control and to regulate them with a view to providing a safe environment for their occupants without compromising the health and safety living of their neighborhood.

3. Publicity and Education on Planned Building Maintenance

The Operation Building Bright initiated by the Government to provide subsidies and technical assistance to owners for repairing their old buildings was a good but short term measure. It is necessary to invest more in building care and maintenance (not just repairs) in order to stop dilapidation and disrepairs in private buildings. The Total Maintenance Scheme administered by the Housing Department and maintenance strategies adopted in the Architectural Services Department has set very good examples in the industry. We need to instill these ideas in the private sector.

In the medium term, we strongly urge the Government to allocate more resources for publicizing and educating the public (both owners and occupiers)

on building safety, public health and the benefits of planned/ preventive building maintenance, with a view to nurturing a care culture to the building stock and the living environment. The establishment of a repair grant scheme to subsidize poor or aged owners should also be considered.

B. Strategic Planning and Land Use Management

4. Strategic Review of the Current Land Use Pattern

The current land use pattern has been shaped by a number of factors over time. Due to changes in the economic, social and political environments in recent years and in the foreseeable future, a strategic review of the current land use pattern is necessary to ensure that Hong Kong can maintain its competitiveness, a better living environment and sustained long term economic and social development of the society. The review should ideally engage different stakeholders.

5. Land Auction

We would urge the Government to provide a general land stock list with particular highlight on those readily available for disposal into the private market.

In addition, regular land disposal by way of either auction or tender is recommended. If it is possible, government land sale may be arranged every 6 to 8 weeks. A two-year regular land disposal programme with such essential information as site location, permitted usage, site area, permissible gross floor area, site coverage, number of units and etc should be made known to the general public in advance, e.g. at the beginning of each financial year. Such programme should be reviewed and updated periodically say, every six months. The advanced information could ensure a stable land supply and enhance the transparency of the property market.

6. Land Use Management

Recent unauthorized development at Tai Long Sai Wan, Sai Kung, has aroused public debate on the effectiveness of land use management in HKSAR. Land in the remote areas is particularly vulnerable to uses deviating from lease conditions and zoning plan, and may even involve encroachment into Government land. We consider that the effectiveness of land use control and management can be strengthened by taking measures in three areas, namely manpower resources, advanced technology and public participation.

Firstly, suitable manpower should be provided to government departments for carrying out land use surveillance, dealing with complaints and taking timely enforcement actions.

Secondly, advanced technologies such as the Geographic Information System (GIS) with up-to-date aerial photos, land boundaries and usage restrictions are very useful tools for monitoring land uses with the least amount of manpower. With the implementation of the Spatial Data Infrastructure, land information can be shared amongst government departments to improve land use management and facilitate inter-departmental actions.

Thirdly, the Government should engage public participation in managing land use by releasing suitable GIS data to the public via internet and mobile phones. It would allow the public to communicate with the Government easily (with photos and GPS determined position) for reporting crime, tree risks, waste nuisance and matters relating to day-to-day management of the city.

As a fundamental fabric of the Spatial Data Infrastructure, reliable land boundary data are essential for applying GIS for land use management. The Government and Legislative Council are deliberating amendment of the Land Survey Ordinance for enabling more accurate modern land boundary data to supplement the historical data prepared decades or even a century ago. We would like to urge the Government to sustain the momentum to bring improvement to the land boundary record system of HKSAR, which supports effective performance of government functions relating to land and protection of the rights and interests of land owners.

7. Tree Management

Like building structures and other building facilities, trees may cause safety concerns, if without proper and regular maintenance. In view of the recent incident involving the collapse of a tree in Wong Tai Sin, we urge the Government to strengthen and carry out routine inspection and maintenance for trees planted in public areas and to enforce the same within private developments.

8. Subsidizing Home Ownership

We have submitted our views in response to the ‘Public Consultation on Subsidizing Home Ownership’ to the Transport and Housing Bureau. A

copy of our submission is enclosed for your reference in the next article.

C. Green and Sustainable Development

9. Low Carbon City and Energy Efficiency

A majority of the developed cities in the world have already formulated their policy on controlling carbon emissions aimed at a targeted amount of reduction within a certain period of time. Our Government should act alongside this direction and formulate a clear and holistic policy on reducing carbon emissions. Government and public buildings should take the lead.

The Buildings Energy Efficiency Funding Scheme has attracted much debate. The public welcomes the Government’s initiatives to provide financial support to promulgate building energy saving but there are criticisms that the assessment of applications is ineffective and inflexible, which may eventually discourage further applications. The Government should therefore review the administration of the scheme and consider extending it to single-owned buildings.

10. Care for the Young Generation – Succession Planning of Hong Kong

Compared with 15 to 20 years ago, the young generation in Hong Kong is facing even bigger challenges. The changes in the social environment, culture, government policy and economy due to the HK-Mainland integration and globalization have made various impacts to the young generation that affect the sustainable development and succession planning of Hong Kong. Affordability in purchasing a home, prospects of career development and opportunities for social advancement are the main issues affecting the young community.

The young generation is the foundation to the future of Hong Kong. The Government is urged to place more importance and resources for implementing a fair and long term policy for the sustainable development of the younger generation. Strategies should be devised to lead the young people coming from different backgrounds to progress steadily into society. As a measure on the succession planning, the future Hong Kong requires the young generation to equip themselves with high quality personality, academic and professional knowledge, and creative and independent thinking abilities.

Public Consultation on Subsidising Home Ownership

The following views were submitted by the HKIS to the government on 17 September:

The Housing Policy Panel of the Hong Kong Institute of Surveyors would like to offer its views in relation to the recent Public Consultation on Subsidising Home Ownership conducted by the Transport and Housing Bureau.

We are of the view that housing subsidy, similar to other forms of means-tested subsidy provided by the Government, is a form of income redistribution to help the needy households. As such, it should meet with some generally accepted criteria. First, there should be a suitable system for allocating the housing subsidy, say based on the needs of the persons to be subsidized. Allocation by balloting, which is purely a luck mechanism without regard to the differences in the financial situations of individual applicants, is unfair. Second, the level of subsidy should ideally be based on recipient's financial condition rather than a across the board level of subsidy for all recipients. Third, the subsidy should be given only when the need still exists i.e. the subsidy should not be perpetual and there must be a mechanism for discontinuing the subsidy when the financial situation of the recipient has improved to a level that make him/her no longer qualified for the subsidy. In addition to the said 3 criteria, the cost of administering the housing subsidy scheme should also be taken into consideration when the viability of a particular form of housing subsidy is assessed.

Based on the criteria mentioned above, we find that the home ownership related subsidies stated in the consultation paper, including the Home Ownership Scheme (HOS) are far from satisfactory. Therefore, if the Government is prepared to re-launch the HOS, we hope that the scheme will be modified in such a way that it can fulfill the three criteria we have mentioned above. For example, the allocation may be based on a points system rather than purely on balloting; and the discount in flat price, which is perpetual in nature, may be replaced by a subsidised interest-bearing loan which must be repaid when the income/asset of the recipient has reached a

certain level. Of course, the quoted examples are not the only means for fulfilling the said criteria, and other suitable and viable means should also be explored.

Meanwhile, we believe that a good housing policy should have long term objectives and supported by other policies, particularly land policy. As such, we suggest that a long term housing policy be formulated, monitored and coordinated by a cross-Bureau unit that includes the Transport and Housing Bureau, Development Bureau and possibly other Bureaus so that a coherent longer term policies can be supported by the coordinated efforts of various Government departments/offices. We also suggest that an advisory body with relevant professionals, academics and other stakeholders be set up to provide advice to this cross-Bureau unit.

HKIS Annual Report 2008-09

Hard-copy amendments of p. 90-95 (Annex 1: BS Divisional Panel of Assessors) and p.111 (List of Members) of the printed version are enclosed with this Surveyors Times. Any problem please contact the Secretariat at 2526 3679.

Media Coverage in September

HKIS spokespersons were quite busy in September, as issues like the HKIS Annual Conference and Public Consultation on Subsidising Home Ownership drew tremendous interest from the media. There were more than 20 press reports about the HKIS in September, from both press and electronic media. Interested members can check these news clippings in the HKIS Library.

On the other hand, with the advice from the HKIS Public & Social Affairs Committee, the Institute provided training to its spokespersons on media operations and the ways in speaking to reporters in August and September. Most participants found the training interesting and useful. Similar training will be provided in future if necessary.

Opening of the Joint Mediation Helpline Office (聯合調解專線辦事處)

Antony MAN,
Director, Joint Mediation Helpline Office Limited

The Joint Mediation Helpline Office located at Room LG102, Lower Ground First Floor of the High Court Building, 38 Queensway, Hong Kong was opened by the Hon Chief Justice of the Court of Final Appeal, Mr Andrew Li, Secretary for Justice, Mr Wong Yan Lung and Secretary for Development, Mrs Carrie Lam on 9 July. The Helpline is more than just a mediation services provider. It serves as a firm base for operating various kinds of mediation services and schemes to further enhance mediation as an effective dispute resolution mechanism. The JMHO is set up as a non-profit organization and commence operation on 12 July to assist parties in need by matching them with the mediation services of the services providers.

The Joint Mediation Helpline Office Ltd (“the JMHO”) is jointly founded by the Hong Kong Mediation Council, the Hong Kong Bar Association, the Law Society of Hong Kong, the Chartered Institute of Arbitrators (East Asia Branch), the Hong Kong Institute of Arbitrators, the Hong Kong Institute of Architects, the Hong Kong Institute of Surveyors and the Hong Kong Mediation Centre in 2010. It is set up as a non-profit-making organization with a view to promoting the use of mediation as a means of dispute resolution in Hong Kong.

Its objectives are:

1. To provide assistance on a non-profit making basis to parties seeking to settle disputes by mediation;
2. To promote and advance mediation as a dispute resolution mechanism and provide mediator referral service to parties to a dispute requesting mediation; and;
3. To enhance the knowledge and upgrade skills in dispute resolution in and among professionals, businesses and other users of mediation services, and to promote the effective use of mediation in resolving local and international disputes.

The JMHO can provide one-stop mediation referral services for parties in need of mediation services, particularly for parties in litigation. Parties now need only to fill in and submit a request for mediation form and the

JMHO shall then refer those parties with agreement to mediate to the participating mediation services provider to appoint the mediator and commence the mediation.

Mediation has proven to be an outstandingly successful management tool even for resolving difficult disputes. It is a means by which the parties can re-learn the basis of communication with which they can then resolve future disputes. This is particularly important in disputes where invariably there are ongoing issues to be resolved, including ongoing or future businesses or relationships.

Some Potential Benefits

- Reduce tension, conflict and risks.
- Enable cost effectiveness.
- Improve capability to deal with everyday disputes.
- Provide an amicable and constructive environment in which parties in disputes can reconcile their difference.
- Promote an effective way of resolving disputes through co-operative decision making.
- Promote communication and mutual understanding between the parties.
- Confidential process.
- Mediation can commence before any litigation or at any stage during the process of litigation.
- Settlement is not imposed but agreed by mutual consent of the parties.
- Continued personal and business relationships are maintained after settlement.

The operation of the JMHO is detailed in the following flowchart and cases will be referred by the JMHO to the eight participating service providers in turn through a roster system. Except cases of family and building management nature, all type of mediation cases will be handled by the JMHO with a part-time mediation consultant, an administration officer and administration assistant employed, prior to confirmation of the PSP among the eight founding organizations.

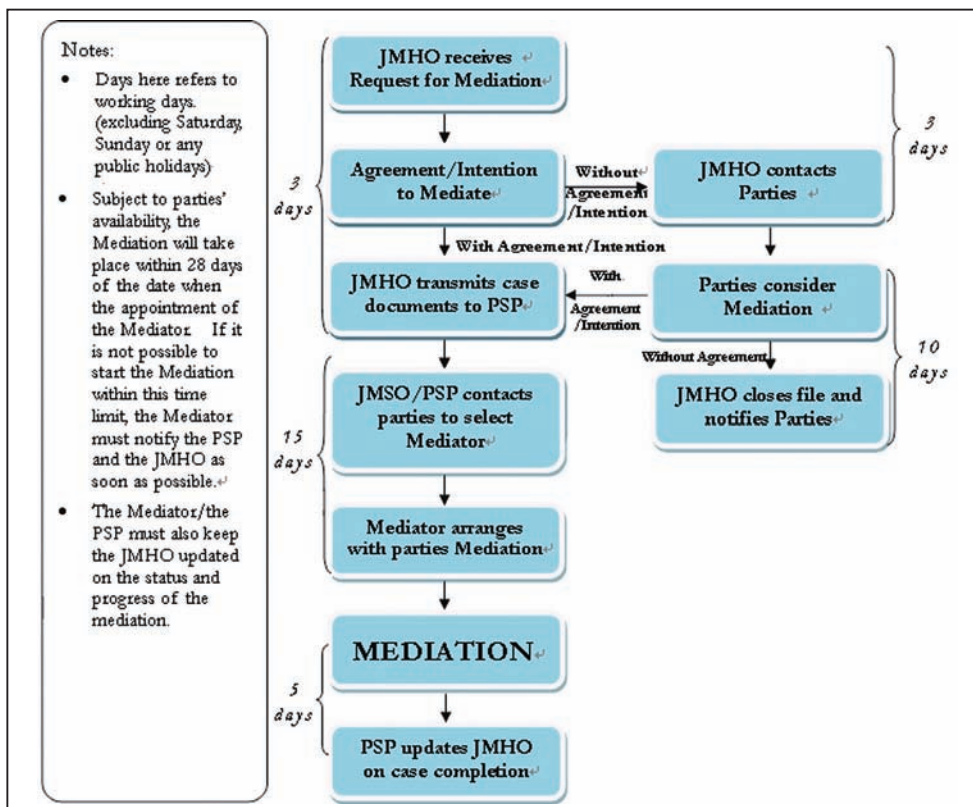
The fee scale charged by the mediator under the JMHO is standardized in order that a rough indication of the amount to be spent can be ascertained by the general public as well as meeting the expectation from the Judiciary. Anyhow, discussion among the PSP for the standard fee scale is ongoing, since worry was raised about comparison of fees charged by practitioners and the standard fee scale. Administration charge of HK\$2,000 will be charged by the PSP.

Amount in dispute up to HK\$500,000 - First mediation session (up to 4 hrs) - Subsequent mediation session (if needed)	HK\$5,000 HK\$2,000 per hour
Amount in dispute from HK\$500,001 up to HK\$1,000,000 - First mediation session (up to 4 hrs) - Subsequent mediation session (if needed)	HK\$6,000 HK\$3,000 per hour
Amount in dispute from HK\$1,000,001 up to HK\$5,000,000 - First mediation session (up to 4 hrs) - Mediation session for next 12 hrs (i.e. from the 5th hour to 16th hour) (if needed)	HK\$10,000 HK\$4,000 per hour
- Subsequent mediation session (if needed)	To be agreed with Participating Service Provider / Mediator
Amount in dispute over HK\$5,000,000	To be agreed with Participating Service Provider / Mediator

As one of the PSP, the HKIS has to satisfy the JMHO on the process and standard of accreditation of mediators. The HKIS has at present a list of mediators under Joint Dispute Resolution Committee (JDRC) with the Hong Kong Institute of Architects and all mediators in the list are qualified mediators and satisfy the requirement of the JMHO on accreditation. However, mediators on the list are mostly QS and few BS by discipline, who will provide mediation services relating to building contract and building matters. The HKIS do have other expert areas which would be applicable to disputes such as valuation, compulsory purchase of old building for development, land boundaries disputes, defects of new buildings, etc. At present the GP Division has a list of independent valuers, but the listed members are not formally accredited as a qualified mediator. Our land surveyors also have not got a list of accredited mediators. Therefore, the Chairman of the Dispute Resolution Committee of the HKIS, Mr Nelson Cheng has proposed to all the related Division Chairmen for encouraging all the interested members joining the list of accredited mediators of the HKIS. Mr Nelson Cheng is the alternate director of the JMHO representing the HKIS.

Regarding CAP 545 Land (Compulsory Sale for Redevelopment) Ordinance, Development Bureau will

implement pilot scheme for mediation through the JMHO in this respect. It has been proposed that mediation fee can be subsidized by a seed funding, if mediation agreement cannot be reached. The GPD has agreed to provide CPD related to the CAP 545 for the mediators of our members and those from the JMHO and let the mediators get familiar with the Ordinance for handling the cases. The second meeting between the Development Bureau, Planning and Lands Branch and the JMHO was held on early 31 August to review the proposal submitted by the JMHO.



Report from Project Management Committee

Chairman: Mr Samson Wong

The PM Committee was formed to enhance the project management skills of HKIS members and to promote the public acceptance on employing surveyors as Project Managers. The Committee met quarterly and held its last meeting on 3 June. The priority issues that the Committee has identified are as follows: -

1. Conduct research study & formulate HKIS Branding Strategy on Project Management expertise to meet local and China's market requirements;
2. Establish data bank for PM surveyors and potential customers;
3. Publication of promotion leaflet and website updating on PM Branding;
4. Organising seminar in conjunction with Divisions and Universities to promote good PM Practices;
5. Conduct experience sharing meetings with members on their involvement on project management field and needs for support from the Institute.

In this connection, the Committee has recently proposed to conduct a survey for collecting information about the current situation of HKIS members practicing in the project management field, so as to enable the Institute to identify the needs of members and to formulate strategic direction for sustaining the PM specialism.

Members of Project Management Committee

	Name	Division
Chairman:	Mr Samson Wong	BSD
Members:	Mr Philip Tse	BSD
	Mr Alex Wong	BSD
	Mr Nathan Lee	BSD
	Mr Ernest Tsui	LSD
	Mr Vincent Tang	LSD
	Mr Nelson Ho	PFMD
	Mr Honby Chan	PFMD
	Mr Jesse Wong	QSD
	Miss Tzena Wong	QSD
	Mr Anthony Lau	QSD
	Mr Cyrus Siu	YSG
	Miss Bette Sinn	YSG

CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS HKIS MEMBERS ON

30 SEPTEMBER 2010

FELLOW (6)

GP DIVISION

CHAN HON KWONG LOUIE, LAU HO WAI LUCAS

LS DIVISION

TANG HONG WAI

QS DIVISION

FUNG SAU NAM, NG SHIU TONG THOMAS, YUEN HON FUN

MEMBERS (19)

BS DIVISION

CHAN KAI HO, LAM WING YIN, LEUNG WAI LUN, WONG LAI LEE

GP DIVISION

CHAN KA WAH, CHAN WAI CHI, FUNG SAU YIM, LI CHI CHUNG ARTHUR, MUI KAI YEUNG

LS DIVISION

WONG PAK WAI, YAM YEUK LO, YU WAI WING ALBERICH

PFM DIVISION

KWOK KAI BUN BENNIE

QS DIVISION

CHAN KIT WAI, CHAN MAN SHING, CHUI CHUN WA, LAU WING SHING, SETO CHI SHING, TANG KA WAI ALEX

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (6)

GP DIVISION

POON HOI LAM DEBORAH, WONG LING YAN PHILIP

PD DIVISION

TSE CHI KIN

PFM DIVISION

HUI KWOK HUNG, LI SHUI HIN NICHOLAS, TANG CHI WANG

Council members reaching out

9 September

Monthly Thursday Luncheon organised by Executive Council Secretariat

Prof Chau Kwong Wing

10 September

10th CASA Anniversary Celebration Dinner organised by Contractor's Authorised Signatory Association Ltd

Mr Wong Bay

11 September

RICS Hong Kong Annual Conference 2010 "Public Private Partnership in Waterfront Development"

Prof Chau Kwong Wing

14 September

中國房地產估價師與房地產經紀人學會和香港測量師學會資格互認協議書(補充文件)

鄒廣榮教授、劉詩韻女士、吳恒廣先生

15 September

61st National Day Celebration Dinner organised by Hong Kong Institute of Certified Public Accountants

Ms Serena Lau

16 September

CECA 20th Anniversary Celebration Ceremony and Congress

Prof Chau Kwong Wing, Mr Daniel Ho, Mr T T Cheung

17 September

Networking Luncheon with a delegation of Chongqing Developers organised by Hong Kong Trade Development Council

Ms Serena Lau

21 September

MIPI Asia Press Conference

Ms Serena Lau

25 September

The Forum on " Past , Present, Future" and 60th Anniversary Celebration Dinner of the Faculty of Architecture, the University of Hong Kong

Prof Chau Kwong Wing

25 September

60th Anniversary Celebration Dinner of the University of Hong Kong

Mr Wong Bay, Mr Edwin Tang, Mr Lesly Lam, Mr Francis Leung, Mr Vincent Ho, Mr Lawrence Pang, Mr Simon Kwok, Mr Francis Lam, Mr Gary Yeung, Mr Thomas Ho, Mr Thomas Tang, Mr Barnabas Chung

27 September

香港建造界慶祝中華人民共和國成立六十一周年國慶聯歡宴會 - 香港建造商會、香港機電工程商聯會、香港建造業總工會、建造業議會及香港建造業分包商聯會聯合主辦香港建造界國慶聯歡宴會

鄒廣榮教授

27 September

Happy Hour Gathering with Ms Florence Hui (under Secretary for Home Affairs) invited by Prof Hon Patrick Lau

Mr Wog Bay, Mr Thomas Ho, Mr Gary Yeung, Mr Dick Kwok, Mr Charles Hung

27-30 September

25th Pan Pacific Congress of Real Estate Appraisers, Valuers and Counsellors

Mr Francis Ng, Mr Edwin Au

28 September

「廣東省土地法規政策介紹會」由香港貿發局與廣東省國土資源廳合辦

劉詩韻女士、郭志和先生、楊文佳先生

30 September

Climate Policy Forum cum Workshops organised by WWF-Hong Kong, Ove Arup & Partners Hong Kong Ltd and Hong Kong Green Building Council

Mr Kenneth Yun



Hutchison Whampoa Properties Limited

Hutchison Whampoa Property Group develops quality residential and commercial properties in Hong Kong, Mainland China and overseas. Our portfolio includes some of Hong Kong's largest private development projects and an increasing number of landmark developments in Mainland China. We are looking for high calibre individuals for the following positions:-

1. SENIOR MARKETING MANAGER [Ref. SMM]

- Degree holder in Marketing, Surveying or related disciplines
- Minimum 15 years' experience in leasing and tenancy administration of Grade A office buildings and large scale shopping centres in Hong Kong and PRC
- Relevant experience with major developers an advantage
- To be responsible for the office and retail leasing functions of our upcoming projects in Tianjin and Shenzhen
- **To be stationed in PRC**

2. MARKETING MANAGER [Ref. MM]

- Degree holder in Marketing, Surveying or related disciplines
- Minimum 10 years' experience in property related businesses
- To develop and formulate sales & marketing and strategies for the group's residential property developments in PRC
- To design and advise on property sales trend, marketing positioning, branding and pricing strategy to bring about desired business result
- Strong marketing sense and creativity in sales campaign design required
- Relevant working experience in PRC a must
- **To be stationed in PRC**

3. MANAGER – CHINA BUSINESS DEVELOPMENT [Ref. M-CBD]

- Degree holder in Surveying, Real Estate or equivalent
- Minimum 10 years' experience with 1-2 years experience in PRC
- To be responsible for sourcing development sites and other project opportunities, conducting feasibility studies, negotiations and making recommendations to the Senior Management on site acquisition and subsequent development process
- Excellent command of Putonghua and written Chinese
- Frequent travels to PRC required

4. QUANTITY SURVEYOR [Ref. QS]

- Degree holder in Quantity Surveying
- Member of RICS or HKIS preferred
- Minimum 5 years' working experience in developers or consultancy firms
- PRC experience an added advantage
- To assist in carrying out cost control and contract administration, preparing cost estimate and tender documents
- Travelling to PRC required

Salary and benefits will be commensurate with qualifications and experience. Please send a full resume with contact telephone number and expected salary to **General Manager – Human Resources & Administration, Hutchison Whampoa Properties Limited, 3/F., One Harbourfront, 18 Tak Fung Street, Hung Hom, Kowloon** or via E-mail (in Word format) at mgtrecruit@hwpg.com or by fax no. **2128 7880** (for posts 1-3) or hrservices@hwpg.com (for post 4). (Please quote reference on envelope)

We are an equal opportunity employer and welcome applications from all qualified candidates. The information provided will be treated in strict confidence and be used only for consideration of your application for relevant/similar post(s) within the Hutchison Whampoa Group.

Applicants not hearing from us within six weeks from the date of advertisement may consider their applications unsuccessful. All personal data of unsuccessful applicants will be destroyed after the recruitment exercise when no longer required

Summary of HKIS CPD / PQSL Events

7 Oct - 15 Dec 2010

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY
07, 14, 21 Oct	2010094	BSD APC Revision Course 2010 (Part 2)	1.5 per lecture	Peter Wong, Edwin Tang, K W Wong	BSD/YSG
18 Oct	2010106	Fundamental Practice of Property and Facilities Management in PRC	1.5	Hui Wai Pong Ben	PFMD
19 Oct	2010092	A Critical Review of the Insurance Provisions in the Standard Forms of Contract	1.5	KC Tang	QSD
20 Oct	2010101	Latest Trends of Web GIS	1.5	Paul Tsui	YSG
22 Oct	2010098	Project Management/Commercial Management of Construction	1.5	Jimmy Leong	QSD
26 Oct	2010105	Columbarium - Land Use and Planning	1.5	Albert So	PDD
27 Oct	2010083	The Role of a Professional Land Surveyor in Development Projects	1.5	Joseph Y C Wong	GPD
28 Oct	2010088	Introduction to Arbitration: How is Arbitration Relevant to the Surveyor?	1.5	Glenn Haley	YSG
29 Oct	2010107	PFMD APC Seminar/Workshop	1.5	Kenny Chan, Gary Yeung	PFMD
01. 08, 15, 22, 29 Nov	2010097	Training Course on Standard Form of Building Contract 2005 Edition	2 per lecture	Bernard Wu	QSD
03 Nov	2010102	Latest Developments Affecting the Construction Industry in Hong Kong	1.5	Steven Yip, Ian Cocking, Malcolm Chin	QSD
11 Nov	2010099	Workshop of Property Valuation Report Writing for Public Circular Purpose in Hong Kong	2	CK Lau, Joseph C Ho	GPD
16 Nov	2010111	Introduction to the Standard Form of Contract for Decoration, Repair and Maintenance Works	1.5	Dr Paul H K Ho	QSD
01 Dec	2010110	In the Middle of the Road – Challenges and Difficulties in running Projects in PRC	1.5	Johnson So, Brenda Mok	YSG
13 Dec	2010109	Important Factors affecting Final Account Settlement	1.5	Dr Enmale Kwok	QSD
15 Dec	2010108	Being an Expert Witness: the Dos and the Don'ts (originally scheduled on Monday 11 October 2010)	1.5	Abigail Wong	YSG

Details of individual CPD/PQSL events are provided in the Surveyors Times and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for registration. For enquiries, please email cpd@hkis.org.hk or call the Secretariat on 2526 3679.

CPD/BSO/YSG/2010094

BSD APC Revision Course 2010 (Part 2)

Speakers Mr Peter Wong, Mr Edwin Tang and Ms KW Wong

Date & Venue 7:00 pm - 8:30 pm Thursday 7, 14 and 21 October 2010 SLC, HKIS

Details	Topic	Date	Speaker
1	Review on APC practical task 2009	7/10/2010	Mr. Peter Wong
2	Techniques and strategies for written assessment in APC (BS)	14/10/2010	Mr. Edwin Tang
3	Basic E & M design considerations: What a building surveyor needs to know in handling A&A works	21/10/2010	Ms. K. W. Wong

Language Cantonese supplemented by English Terms **Fee** HK\$100 per lecture, HK\$50 for student member (HK\$20 walk-in surcharge for all pricings listed).

Priority BSD Probationers and Students

CPD/PFMD/2010106

Fundamental Practice of Property and Facilities Management in PRC

Speaker Mr Hui Wai Pong Ben, General Manager, Shenzhen New World Group - a private enterprise for real estate developer in PRC

Date & Venue 7:00 pm - 8:30 pm Monday 18 October 2010 SLC, HKIS

Details Mr. Ben Hui is responsible for overall property & facility management to monitor and supervise the luxury residential buildings & Grade A offices in Shenzhen. He also acts as supervising team member to monitor the PM & FM performance of Wuxi Shopping Mall of its GFA over 600,000sqm.

Mr. Hui will update the legislation and practice of PM industry in Shenzhen Region. He will share his relevant working experience in Beijing, Shanghai and South China. Mr. Hui will introduce the existing working environment and share some business information such as salary package & tax arrangement regarding of PM & FM in China market. Any practitioners, who is looking for the opportunities to work in PRC and understand more legislative requirements and the daily practice of PM industry in PRC, will find it useful and practical through the sharing of the speaker.

Language Cantonese **Fee** HK\$100 per person

Priority First-come-first-served

CPD/QSD/2010092

A Critical Review of the Insurance Provisions in the Standard Forms of Contract

Speaker Mr KC Tang, FHKIS, FRICS, RPS(QS), AVS

Date & Venue 7:00 pm- 8:30 pm Tuesday 19 October 2010 SLC, HKIS

Details	Mr KC Tang is the Managing Director of K C Tang Consultants Ltd. (Quantity Surveyors, Construction Cost and Contract Consultants), with over 34 years' professional experience in quantity surveying.		
	Mr Tang will critically examine the insurance provisions in the old and new versions of the Standard Form of Building Contract and Standard Form of Nominated Sub-Contract, and give his comments on the deficiencies and pitfalls and his suggestions for improvements.		
Language	Cantonese supplemented with English	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Priority	QSD Members; first-come-first-served		

CPD/YSG/2010101

Latest Trends of Web GIS

Speaker	Mr Paul Tsui, MHKIS, MRICS, RPS (LS), MPhil (GIS), Managing Director, Esri China (HK)		
Date & Venue	7:00 pm - 8:30 pm Wednesday 20 October 2010 SLC, HKIS		
Details	<p>Paul is the Managing Director of Esri China (Hong Kong) Limited. Esri is the world leader of GIS and mapping software. He is responsible for the general management and operations of the Hong Kong office of the company. Prior to joining Esri, he worked in Ordnance Survey, the national mapping agency of the United Kingdom (UK), and participated in the project of re-engineering the National Topographic Database of the UK. Paul is also appointed as the Sector Specialist in the Information and Communications Technology Sector by the Hong Kong Council for Accreditation of Academic and Vocational Qualifications.</p> <p>The geospatial industry, the IT environment, and the world around us are all changing rapidly. Today, GIS continues to evolve in response to infrastructure changes. The Internet and the Web introduces a whole new set of challenges and opportunities to web GIS. The influences of Web 2.0 and Neogeography, Crowd Sourcing and Cloud Computing to the latest development of web GIS will be explored. Recent technological advances are helping us re-envision what a GIS is in a new context. As a Web-hosted or cloud-based system with ready-to-use maps and apps, GIS is rapidly moving toward the vision where it can be used anywhere, anytime, by anyone.</p>		
Language	English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Priority	First-come-first-served		

PQSL/QSD/2010098

Project Management/Commercial Management of Construction

Speaker	Mr Jimmy Leong, Director, Davis Langdon & Seah Hong Kong Ltd.		
Date & Venue	7:30 pm - 9:00 pm Friday 22 October 2010 SLC, HKIS		
Details	<p>This seminar is part of the HKIS QSD PQSL Series 2010 - 2011 and aims to enable candidates to:</p> <p>a) Project management aspect:</p> <ul style="list-style-type: none">• Identify the client's objects and develop the client's brief.• Carry out feasibility studies (including risk management).• Establish the budget and project programme.• Establish the communication system (e.g. line of communication/ management, follow of design information, etc.).• Establish the time, cost and quality control systems.		

b) Commercial management of construction aspect:

- Apply principles of business management to achieve corporate objectives of contracting organizations.
- Plan/programme construction works (e.g. determine/purchase construction resources and evaluate productivity methods, etc.).
- Undertake financial management of contracting organizations (e.g. regular monitoring and reporting system, cash flow and variance between budget /actual cost, etc.).

Language	English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Priority	QSD Probationers and Students		

CPD/PDD/2010105

Columbarium - Land Use and Planning

Supporting Organization	RICS Hong Kong		
Speaker	Mr Albert So, FHKIS, FRICS, RPS (GP)(P&D) Co-opted Member of Development Committee, Board of Management of the Chinese Permanent Cemeteries Vice Chairman of PDD Council, HKIS Past Hon. Secretary, HKIS Past Hon. Treasurer, HKIS Past Chairman of GP Division, HKIS Past Chairman of RICS HK Board		
Date & Venue	7:00 pm - 8:30 pm Tuesday 26 October 2010 SLC, HKIS		
Details	Columbarium is a very hot topic these days due to the high cremation rate and the short supply of both public and private niches in the territory. This talk will examine the causes for the shortfall and what land and planning procedures that public and private columbaria have to go through.		
Language	English/Cantonese	Fee	HK\$100 per person
Priority	First-come-first-served		

CPD/GPD/2010083

The Role of a Professional Land Surveyor in Development Projects

Speaker	Mr Joseph Y.C. Wong, MSc, BSc, MHKIS, MRICS, RPS(LS), Authorized Land Surveyor, Director of Land Marker (1980) HK Co Ltd.		
Date & Venue	7:00 pm- 8:30 pm Wednesday 27 October 2010 SLC, HKIS		
Details	<p>Mr Wong is a director of a leading land surveying consultancy based in Hong Kong. He specializes in boundary survey, topographic survey, monitoring survey and all kind of surveys throughout a development project. He is also an experienced expert witness in land surveying and boundary disputes. He has wide experiences in handling development projects for developers, architects, engineers, land owners, government authorities and contractors.</p> <p>Land value increases rapidly in the last decade that the correctness of a lot boundary is one major factor affecting land values. An accurate boundary defined by an Authorized Land Surveyor in a right time may also improve the efficiency and shorten the completion days of a development project. With an accurate boundary, one may be able to determine the value of a property more precisely.</p>		

CPD/PQSL EVENTS

In this seminar, Mr. Wong will introduce the basic concepts and methods in identifying lot boundary and present the inputs of a professional land surveyor in a development project. He will also share his experiences on a number of cases in handling clients with special requirements.

Language	Cantonese supplemented by English	Fee	HK\$100 per person HK\$150 per person for walk-in participants (subject to availability)
Priority	First-come-first-served		

CPD/YSG/2010088

Introduction to Arbitration: How is Arbitration Relevant to the Surveyor?

Speaker	Mr Glenn Haley, The Chartered Institute of Arbitrators, East Asia Branch Ex- Chairman		
Date & Venue	7:00 pm - 8:30 pm Thursday 28 October 2010 SLC, HKIS		
Details	The speaker will share his experience with the audience and make reference to recent judgments to demonstrate where the pitfalls lie and ways to protect minority owners interest without compromising the obligations of an Expert Witness. Our role as expert witness is answerable to the Tribunal and we must discharge our duty as a non-partisan expert.		
Language	English	Fee	HK\$100 for member; HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed)
Priority	First-come-first-served		

CPD/PFMD/2010107

PFMD APC Seminar/Workshop

Speakers	Mr Kenny Chan, Chairman, Divisional Education Committee, PFMD Mr Gary Yeung, Chairman, PFMD		
Date & Venue	7:00 pm 8:30 pm Monday 29 October 2010 SLC, HKIS (Suite 815, Jardine House, Central, Hong Kong)		
Details	This APC Seminar/Workshop will focus on explaining the requirements of the APC in PFMD, and the expectations by Assessors during the assessment process. In particular, the assessment strategies for Critical Analysis and Practical Task will be addressed. All students and probationer members of relevant Divisions are welcomed.		
Language	English/Cantonese, where applicable	Fee	HK\$100 per person
Deadline	15 October 2010	Priority	First-come-first-served

CPD/QSD/2010097

Training Course on Standard Form of Building Contract 2005 Edition

Speaker	Mr Bernard Wu, BSc, LLB, FHKIS, FRICS, MCI Arb		
	Mr Wu is a practicing barrister specialized in construction law. He has given lectures on Standard Form of Building Contract 2005 Edition for several intakes at the HKU SPACE and lectures on Construction Law for Professional Diploma Course in 2008 and 2009. He is appointed to be Adjunct Lecturer of HKU SPACE from 1 January 2009 to 31 December 2010.		

Mr Wu was invited to be a Guest Speaker for M Sc course of Polytechnic University on construction law subjects from 2008 to 2010. Mr Wu completed his B.Sc. (Building Studies) and B. Building at the University of Hong Kong in 1982 and 1983 respectively, awarded with Hong Kong University Alumni Prize 1983 and obtained his LLB as external student of University of London in 1999. He was awarded Certificate of Mediation by the Accord Group in 2004.

Mr Wu started his career as a quantity surveyor and specialized in claims preparation and settlement of construction disputes. Mr Wu is conversant with drafting contract documents for both main contracts and subcontracts.

Mr Wu has started his legal practice since 2005 and has acted for various clients in resolving construction disputes by means of litigation and arbitration. He is nominated by the Hong Kong Institute of Surveyors to be a member of the Hong Kong International Arbitration Centre Appointment Advisory Board from 1 January 2008 to 31 December 2010. . He was appointed to be the Voluntary Legal Consultant of the Hong Kong Construction Sub-Contractors Association for 2007-2009, and Honorary Legal Advisor of the Hong Kong Institute of Project Managers for 2009 and 2010.

Mr Wu serves as a member of the Panel of Experts under the Board of Education, HKIS, for accreditation of university courses in Hong Kong from 1 January 2006 to 31 December 2011. He is one of the members of the Disciplinary Panel of the HKIS and is an arbitrator listed in the HKIS/HKIA Joint Panel of Arbitrators. He is also included in the List of Dispute Resolution Advisers for Architectural Services Department and Housing Authority Projects. He acts as Dispute Resolution Adviser and Arbitrator, apart from acting as counsel in litigation.

Date & Venue 7:00 pm - 9:00 pm Monday 1, 8, 15, 22 and 29 November 2010 SLC, HKIS

Details		
	Date	Topic
1	1 November 2010	Overview of the Old and New Form - Comments on the Old Form with reference to the Grove's Report and the Tang Report - Loopholes of the Old Form - Brief introduction of the New Form
2	8 November 2010	Dispute Resolution - Clause 41 Settlement of Disputes - Mediation Procedures - Arbitration Ordinance - Appeals - Arbitration compared with litigation - Comparison of Alternative Dispute Resolution Techniques
3	15 November 2010	Certificates and Payments - Pay when paid/ Pay if paid - Temporary finality of interim certificate - Nominated Subcontractors - Conclusive Evidence of Final Certificate
4	22 November 2010	Extension of time - Acts of Prevention - Condition Precedent - Delay recovery measures - Delay caused by NSC - Penalty/LD - Concurrent Delay
5	29 November 2010	Direct Loss and/or Expenses - Constructive acceleration - Global claims - Notice of claim - Remoteness rule - Items of claim - Concurrent delay

Language	English	Fees	Members are welcome to join 1 / 2 / 3 / 4 / 5 lecture(s). Members pay \$500 / \$900 / \$1300 / \$1700 / \$2000 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively. Non HKIS Members pay \$630 / \$1130 / \$1630 / \$2130 / \$2500 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively * HK\$50 walk-in surcharge each lecture
Deadline	2 weeks prior to the event date	Priority	First Priority to Corporate Members (MHKIS and FHKIS); Corporate Members from the other Professional Institutes are welcomed.
Remark	1) In case of less than 20 applicants, the particular lecture will be cancelled. We will notice the applicants 3 days prior to the event; 2) Certificate of attendance would be issued; and 3) Refreshment would be provided.		

CPD/QSD/2010102

Latest Developments Affecting the Construction Industry in Hong Kong

Speakers Mr Steven Yip, Mr Ian Cocking and Mr Malcolm Chin

Date & Venue 7:00 pm - 8:30 pm Wednesday 3 November 2010 SLC, HKISIS

Details Steven Yip is a partner with Minter Ellison, and has extensive experience advising on construction issues and dispute resolution in Hong Kong and the Asian region. He has handled a number of major arbitration and litigation proceedings involving building works. Steven has also handled a number of mediations and has been instrumental in settling a number of major civil engineering and building disputes. He has also been assisting a number of foreign investors and clients in major projects in China as well as Chinese investors and contractors working outside China. He is a member of the Chartered Institute of Arbitrators (East Asia Branch) and the current vice chairman of the construction interest group of the Hong Kong Mediation Council.

Ian Cocking is a partner with Minter Ellison, and is recognised as a leading legal adviser to the construction, engineering and project development industries in Hong Kong. With 22 years' experience in managing disputes, Ian has a comprehensive understanding of construction arbitration and litigation in Hong Kong. He has taken a key role in a diverse range of major construction and project development matters, regularly advising contractors, proprietors, government, financiers, consultants and insurers on their relationships, risk management strategies, and claims and dispute resolution. Ian is also considered a leading environmental specialist. He became an accredited mediator with HKIAC in 2001.

Malcolm Chin is a senior associate with Minter Ellison, and has extensive experience advising on construction and commercial issues, arbitration and civil litigation in Hong Kong and the Asian region. Representative cases include those concerning design, delay and cost issues in building and infrastructure works.

Minter Ellison will review some of the more interesting developments in construction law. In addition to providing an update on recent cases, Minter Ellison will highlight some issues which construction professionals should be bear in mind.

Language	English	Fee	HK\$120 for member; HK\$150 for non-member; free of charge for full time university student (HK\$20 walk-in surcharge for all pricings listed)
Deadline	20 October 2010	Priority	QSD Members on a first-come-first-served

CPD/GPD/2010099

Workshop of Property Valuation Report Writing for Public Circular Purpose in Hong Kong

Speakers Mr CK Lau, MHKIS, International Director of Jones Lang LaSalle Limited

Mr Joseph C. Ho, MHKIS, Managing Director of LCH (Asia-Pacific) Surveyors Limited

Date & Venue 7:00 pm - 9:00 pm Thursday 11 November 2010 SLC, HKIS

Details In preparing property valuation reports for public circular purpose in Hong Kong, members need to comply with the relevant Listing Rules and Valuation Standards, whilst at the same time they need to fulfil the contractual requirements with the client. The purpose of this workshop aims to enhance participants understanding of relevant requirements and to promote the quality and standard of property valuation reports.

Language	Cantonese supplemented by English	Fee	HK\$100 per person HK\$150 per person for walk-in participants (subject to availability)
Deadline	28 October 2010	Priority	First-come-first-served

CPD/QSD/2010111

Introduction to the Standard Form of Contract for Decoration, Repair and Maintenance Works



Speaker Dr. Paul H K Ho

Date & Venue 7:00 pm - 9:00 pm Tuesday 16 November 2010 SLC, HKIS

Details Dr. Ho was the Chairman (2005-06) of the Quantity Surveying Division of the Hong Kong Institute of Surveyors. He is currently the Head of the Division of Building Science and Technology, City University of Hong Kong. Before joining the City University, he has been worked as a quantity surveyor and project manager for over ten years. He is also an active researcher and his current research interests include property development, project/ construction management, building economic and contractual matters.

Hong Kong has a huge number of new and old buildings that regularly require decoration, repair and maintenance. For large-scale projects, building owners normally appoint a professional consultant to help them plan, design and administer the project. However, for small-scale projects, some owners directly appoint a contractor to carry out the work. Unfortunately, most owners, as lay customers of construction services, do not have an adequate knowledge of building construction and contract. Even if a contract is signed, it may not be detailed enough or may be one-sided in favour of the contractor. As a result, owners often find themselves in a disadvantageous position in the event of a dispute with the contractor. To give owners a reasonable degree of protection, a 'Standard Form of Contract for Decoration, Repair and Maintenance Works' was published by the HKIS for use by laymen. For a building contract used by lay owners, we have to consider the contractual provisions from an entirely different perspective. This seminar outlines the main clauses of this contract and explains the differences between this contract and other standard form of building contracts administrated by building professionals. This seminar also critically examines the considerations underlying the protection of lay owners under this contract.

Language	English	Fee	HK\$120 for member; HK\$150 for non-member; free of charge for full time university student (HK\$20 walk-in surcharge for all pricings listed)
Deadline	2 November 2010	Priority	QSD Members; first-come-first-served
Remark	Fee is including a free copy of the Standard Form of Contract for Decoration, Repair and Maintenance Works		

CPD/YSG/2010110

In the Middle of the Road – Challenges and Difficulties in running Projects in PRC



Speakers Mr Johnson So (BSC, MBA, FHKIS, FRICS)
Sun Hung Kai Properties (Special Projects)

Ms Brenda Mok (BSC, MHKIS, MRICS)
Davis Langdon and Seah Hong Kong Ltd (DLS)

Date & Venue 7:00 pm – 8:30 pm Wednesday 1 December 2010 SLC, HKIS

Details Running projects in China nowadays is inevitable and becomes norm. Apart from the tremendous changes of PRC policies, systems, rules and regulations, etc. over last ten years or more in the construction industry, numerous conflicting interactions / interests are emerging between Developers / Local Contractors during the course of the contract.

We as QS professional, are facing tons of difficulties to date beyond normal practices and doubt in contract / cost administration, whether we are in the position of Developers, Consultants or HK based Subcontractors / Suppliers. Coupled with diverse variance in interpretation of contracts, pricing philosophies, sense of profit margin, cultural / regional factors (1 Country, Two Systems), local practices etc., many local contractors are creating their boundaries over us in a far more difficult manner than before.

We are in the middle of the road and yet to reach out to complete the projects, not only by our QS technique, but also by changing our mindset and dynamic management skills.

Johnson So / Brenda Mok will jointly share their experience in this conflicting business, using a current on going project "Shanghai ICC" as a work example, and try to turn these threats / risks into opportunities as to accomplish this hardship, yet it remains as challenging duties to perform. The speakers will review several practical cases to realize the picture of todote challenges facing us.

About the Speakers

Mr Johnson So is an experienced Fellow presently working with Sun Hung Kai Properties in many mega international projects in Hong Kong, China & Singapore.

Ms Brenda Mok is an experienced Practitioner overseeing many well known projects in Hong Kong and China in DLS.

Language	Cantonese supplemented by English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	17 November 2010	Priority	First-come-first-served

CPD/QSD/2010109

Important Factors affecting Final Account Settlement



Speaker Dr. Enmale Kwok, EngD, LL.M, MA(Arb), FCI Arb, FRICS, MHKIS, RPS(QS)

Date & Venue 7:00 pm - 8:30 pm Monday 13 December 2010 SLC, HKIS

Details Dr. Enmale Kwok is a Chartered Quantity Surveyor who has had extensive experience over 20 years in the management of projects, commercial, contracts, claims and dispute resolution. Most of his practical experiences in construction industry have been spent with contractors on civil engineering projects.

Enmale is a Fellow of the Chartered Institute of Arbitrators, Fellow of the Royal Institution of Chartered Surveyors, a Member of the Hong Kong Institute of Surveyors and holds a Professional Doctorate in Engineering (Building and Construction). He is now the Head of Commercial Department of Leader/Build King Group.

Most project participants and contracting parties usually put more serious efforts and resources into the highly demanding construction stage than the less pressing final account stage. The undue protracted inaction of various subjects in relation to final account frequently gives rise to unnecessary delay or even dispute and eventually causes dissatisfaction to the concerned parties. Thus, the talk will concern about the backlogs and causes of delay in settlement of final account in construction contracts and will highlight the most important factors that are considered as having significant influence to the settlement of final account in particular under civil engineering contracts. The speaker will also share his views on the important factors which he has founded from his research completed last year.

Language	Cantonese with English PTT	Fee	HK\$120 for member; HK\$150 for non-member; free of charge for full time university student (HK\$20 walk-in surcharge for all pricings listed)
Deadline	29 November 2010	Priority	QSD Members; first-come-first-served

CPD/YSG/2010108

Being an Expert Witness: the Dos and the Don'ts

Speaker Ms. Abigail Wong, Barrister, Parkside Chambers

Date & Venue 7:00 pm – 8:30 pm Wednesday 15 Decemberr 2010 (originally scheduled on Monday 11 October 2010) SLC, HKIS

Details This talk aims to highlight matters worthy of attention (and caution!) for Surveyor who has been or will be instructed to act as Expert Witness for the purposes of litigation in the Hong Kong Courts, starting from his appointment, ascertaining the scope of investigation, conducting the site visit, working with lawyers, producing the opinion report to giving evidence at Court.

Case-based scenarios may be used for the purposes of illustration and reference will be made to the relevant procedural requirements in the post-Civil Justice Reform regime.

Abigail started practice as a barrister-at-law in February 2005 and is a tenant at Parkside Chambers. Her practice is predominantly civil, with personal injuries / employees compensation litigation being an area of current focus. Her general civil practice also involves cases concerning contract, negligence and trespass (particularly with regards to water leakage cases, land law, landlord and tenant law, breach of statutory duty etc.

Language Cantonese supplemented by English

Fee HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)

Deadline 1 December 2010

Priority First-come-first-served

HKIS Happy Hour



HKIS Library
Suite 801, 8/F, Jardine House
Central, Hong Kong

This month's Happy Hour session will be held on Friday, 29 October 2010 in the HKIS Library from 6.00-8.00 pm. It is opened to all HKIS members to chat, socialize and to have a few drinks under a relaxed environment.



For enquiries, please email to cpd@hkis.org.hk

Building Surveying Division Chairman's Message



Kenneth Yun BSD Council Chairman

Building Surveyors' Conference 2010

This year's conference will be held on 23 October 2010 (Saturday) at Harbour Grand Kowloon Hotel in Hung Hom. Conference pamphlet can be downloaded through the following link: http://www.hkis.org.hk/hkis/html/upload/Newsletter/nwsl1300_0.pdf

Do not miss the chance for acquiring knowledge and network.

Update on the Course on Expert Determination

Echoing the emphasis on the use of alternative dispute resolution in the Civil Justice Reform, the BSD has engaged in talk with a renowned education institute to organize a course on expert determination procedures on handling water seepage disputes and we are now finalizing the course details. The course outline is customized to well-equip our members to deal with water seepage disputes, as expert witnesses or adjudicators, with the pivotal legal knowledge e.g. procedural law, negligence as well as the practical technique and skill on handling the dispute resolution.

The course details are as follows:

Course on Expert Determination Procedures on Handling Water Seepage Disputes

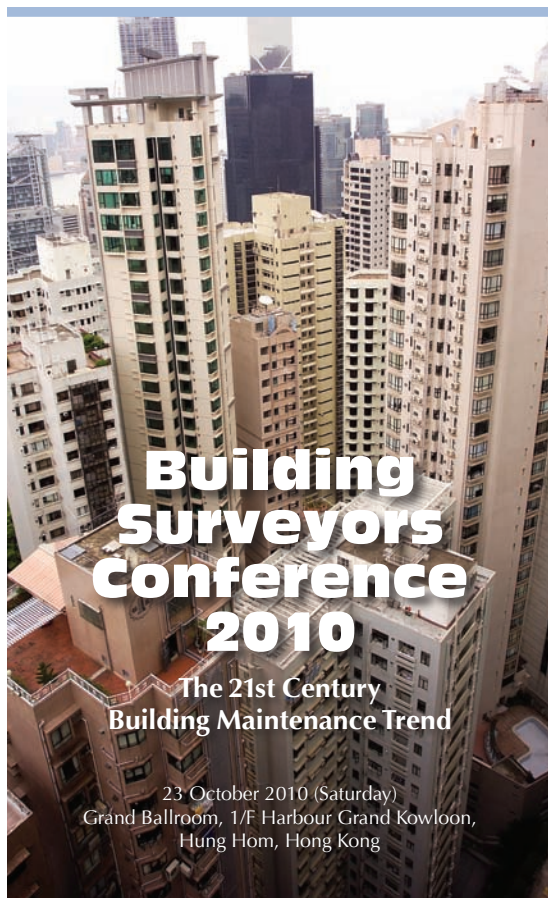
Course duration: Dec 2010 to Mar 2011;

75 hrs (25 sessions); 2 sessions per week

Course Fee: \$15,000 (to be confirmed)

Venue: HK Island

- for HKIS members only (priority will be given to member of the BSD)
- All lectures will be delivered by practising legal practitioners
- An Executive Certificate will be issued by the education institute for those with attendance over 80% and passed the assessment



Tentative Course Outline

Topics	Time Allotment
1. Introduction of the nature of water seepage 2. Relationship between the relevant parties 3. Relevance in DMC & BMO 4. Private Parts and Common Parts	4 sessions
5. Dispute Resolutions	1 session
6. Substantive law on negligence and nuisance	2 sessions
7. Civil Justice Reform's impact on resolving Water Seepage	1 session
8. Court Procedures	1 session
9. Law of Evidence	3 sessions
10. Experts' Roles in Water Seepage Disputes	2 sessions
11. Cases studies	2 sessions
12. Procedures in Expert Determination	2 sessions
13. Model Expert Determination Agreement & Contract	2 sessions
14. Expert's Rulings	2 sessions
15. Enforcing & Challenging the decision	2 sessions
16. Practicum	1 session
Total:	25 sessions

Tentative Course Assessment

Type of Assessment	Description	Weighting
Coursework	An individual written assignment on the procedure of expert determination	20%
Coursework	An individual written assignment on expert determination agreement	30%
Practicum	Workshop on executing expert determination procedure (3 students / group, 30mins per student on each role)	50%
		Total : 100%

While we are still refining the course outline and arrangement, members are welcome to contact Ms Donna Yu at 2526 3679 to express your interest to enrol.

In parallel with the launch of this course, we are mapping out the establishment of the lists of expert witness and adjudicator for water seepage disputes in order to provide the public on access information to these professional services. To this end, those on the lists shall be competent with hands-on experience on water seepage diagnosis and essential knowledge in the role of expert under the dispute resolution framework. We wish to report a more detailed implementation proposal here later.

BSD Scholarship for Secondary School Students

In order to promote Building Surveying Profession to secondary school students and promote the professional image of Building Surveyors, the BSD has offered 10 scholarships of \$5,000 each to selected Form six students in February 2011. We have invited the Hong Kong Association of Heads of Secondary School to assist. A judging panel will be formed to assess the nominations based on academic achievements, extra-curricular activities and community services, understanding and knowledge of Building Surveying profession together with their awareness of common building problems and associated implications. Through the award of scholarship and associated activities, we believe we could identify potential students for Building Surveying courses and nurture them to become professional building surveyors. On the other hand, we can attract the attention of the youths on the roles and contributions of Building Surveying profession in Hong Kong. 🇭🇰

General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

Appointment Process of Independent Valuers

Recommendations prepared by the Working Group on the Appointment Process of Independent Valuers convened by C K Lau were endorsed by the HKIS ExCom on 26 August. In essence, a new set of practical guide is to be issued to facilitate the application and the appointment process; the non-refundable fee to the HKIS is to be revised to \$10,000 per application; a conditional appointment takes effect when the President signs the appointment letter; declaration on conflict of interest has to be made by parties at the outset; the application form to be updated; an indication that the fee for each assignment would unlikely be less than \$75,000 and guidance on expectation of a reasoned award.

The HKIS is arranging legal reviews on the practical guide. Meanwhile, the Working Group is formulating a media plan to promulgate the proposal and the practical guide which come into effect on 1 October 2010. Chinese translation of the practical guide will be followed afterwards.

Exposure Draft – Proposed New International Valuation Standards

Quite recently, the International Valuation Standards (IVS) Board has circulated the Draft for comment. The GPD has formed a Working Group convened by Joseph Ho to study the case. After due consideration, the Working Group has come up with comments on various aspects, e.g. competence of a firm; various valuation approaches; bases of value; scope of work; valuation reporting and valuation for lease accounting etc. A reply was sent to the IVS Board on 2 September. Members who wish to read our reply letter can visit the HKIS web-site (www.hkis.org.hk)

Apportioned Shares of Common Areas in Sale Brochures

Members may be aware that one of the recommendations in the Report on 'Measures to Foster a Quality and Sustainable Built Environment' which was published in June 2010, is that apart from a breakdown of the components of 'saleable area', there should be a breakdown of the apportioned share of common area.

The HKIS has formed a Working Group (convened by Dr Poon), to advise if it is technically possible for developers to provide such breakdown which is counted to the Gross Floor Area of a unit. Those who wish to comment on the case can write to the

HKIS Admin Office directly.

Update on Reciprocity Agreement with the CIREA

Members may wish to note that the HKIS had on 14 September signed a Supplementary Agreement with the CIREA. The Supplementary Agreement enhances the procedures and requirements for future reciprocal recognition of membership. In essence, the second examination and related CPD will be held in the first quarter of 2011.


We are discussing with the CIREA on the venue and formalities. Announcement on the detailed arrangement will soon be made.

Newly launched Legal Advisory and Conveyancing Office Circular Memorandum No. 63

This relates to Lands Department Consent Scheme on measures to curb speculative activities in respect of first-hand uncompleted residential units. In essence, it covers (i) a 10% of the purchase price (previously 5%) will be forfeited for failure of completion of transaction and (ii) no nomination, sub-sale or transfer of the benefit of ASP by purchaser before completion of the sale and purchase and execution of the Assignment to the purchaser is permitted.

CPD Event

The CPD event on "The Implementation and Impact of New Measures for Sale of Uncompleted Residential Units in Hong Kong" was successfully held on 1 September. To curb the soaring property prices, the government has recently imposed progressive measures regulating the sale of uncompleted residential units. In order to have a better understanding on these new measures, a presentation on this subject was given by Mr Andrew Yu sharing his experiences on how to comply with the "9 principles and 12 measures" for the sale of uncompleted domestic units as well as the impacts, limitations and ambiguities of these measures.

On 26 August, a CPD seminar on "Wo Shang Wai Residential cum Wetland Restoration Project – a Win-Win Case" was conducted by Mr Augustine Wong. He elaborated the procedures for Environmental Impact Assessment and its major concerns in obtaining Environmental Permit under the EIA Ordinance and also shared with us the importance of ecology and ornithology involved in this project. More than 160 members attended the seminar. 

Land Surveying Division Chairman's Message



Simon Kwok LSD Council Chairman

Proposed Amendments to the Regulations for Land Surveying Division

The Extra-ordinary General Meeting of the LSD was held on 23 August to vote for the proposed amendment to the Regulations for Land Surveying Division, which is to change the number of Vice-Chairman of LSD Council from one to two. The voting results are:

Number of votes "For" : 36

Number of votes "Against" : 0

The resolution was passed. The proposal to amend the Regulations will be submitted for approval in the next General Council Meeting in November for approval.

Policy Address 2010

The LSD provided the following view in the HKIS's submission to the Chief Executive relating to the 2010 Policy Address:

Land Use Management

Recent unauthorized development at Tai Long Sai Wan, Sai Kung, has aroused public debate on the effectiveness of land use management in HKSAR. Land in the remote areas is particularly vulnerable to uses deviating from lease conditions and zoning plan, and may even involve encroachment into Government land. We consider that the effectiveness of land use control and management can be strengthened by taking measures in three areas, namely manpower resources, advanced technology and public participation.

Firstly, suitable manpower should be provided to government departments for carrying out land use surveillance, dealing with complaints and taking timely enforcement actions.

Secondly, advanced technologies such as the Geographic Information System (GIS) with up-to-date aerial photos, land boundaries and usage restrictions are very useful tools for monitoring land uses with the least amount of manpower. With the implementation of the Spatial Data Infrastructure, land information can be shared amongst government departments to improve land use management and facilitate inter-departmental actions.

Thirdly, Government should engage public participation in managing land use by releasing suitable GIS data to the public via internet and mobile phones. It allows the public to communicate with the Government easily (with photos and GPS determined position) for reporting crime, tree risk, waste nuisance and matters relating to day-to-day management of the city.

As a fundamental fabric of the Spatial Data Infrastructure, reliable land boundary data are essential for applying the GIS for land use management. The Government and LegCo are deliberating amendment of the Land Survey Ordinance for enabling more accurate modern land boundary data to supplement the historical data prepared decades or even a century ago. We would like to urge the Government to sustain the momentum to bring improvement to the land boundary record system of the HKSAR which supports effective performance of

government functions relating to land and protection of the rights and interests of land owners.

Orientation to PolyU new students

I gave a talk to the new students for the year 2010 – 2011 at the Orientation Programme of the Department of Land Surveying and Geo-informatics of the Polytechnic University on 30 August to introduce the HKIS and the land surveying profession. At the students' first day of studying in their courses, (such as BSc, MSc, PhD), I encouraged them to think about what they would be doing after graduation from their course. I urged them to work hard, to participate in activities not only in academic studies, to prepare themselves to be a professional surveyor and to use their talent to serve the society.



Half-day seminar

The LSD organised a half-day seminar on 28 August to share HKIS delegates' technical papers and their experience gained in the International Federation of Surveyors (FIG) 2010 Congress in Sydney, Australia and the 2010 Mainland and Hong Kong Construction Industry Forum - in Fuzhou, Fujian (福建). The papers presented were:

- Hong Kong Satellite Positioning Reference Station Network and its application in infrastructure development projects
- Critical evaluation of improvements in maintaining property
- Evolutionary process of the development of Spatial Data Infrastructure (SDI) in Hong Kong
- Observation on the planning and development activities of the International Federation of Surveyors (FIG)
- Report on the 2010 Mainland and Hong Kong Construction Industry Forum - Sustainable Urban Form: Green Building and Low-Carbon City (2010年內地與香港建築業論壇 - 可持續城市形態：綠色建築與低碳城市之報告) 

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Planning & Development Division Chairman's Message



Francis Lam PDD Council Chairman

Breakdown on the Apportioned Share of Common Area in Sales Brochures

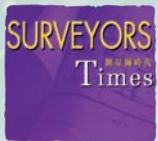
Recently the HKIS was officially requested by the HKSAR Government Transport and Housing Bureau to advise on whether it is technically possible (and if possible then how to) for developers to provide breakdown on the apportioned share of common area which is counted to the Gross Floor Area of a unit in sales brochures. This is the Housing Bureau's follow-up action based on the recommendation of the Sustainable Development Council's Report on Measures to Foster a Quality and Sustainable Built Environment published in June 2010. In this connection, the HKIS Executive Council had endorsed to set up a Measuring Practice Committee to take care of this matter. PDD had sent Mr Raymond Chan and Mr Albert So (both are the PDD

Vice Chairmen) as the Division's representatives to the Committee.

CPD Events

On 26 October 2010, we shall have Mr Albert So, who is our Vice Chairman of the PDD and a seasoned planning and development surveyor, to deliver a very interesting CPD talk on the land use and planning of Columbarium in Hong Kong. Certainly it is a recent hot topic since a short supply of columbarium has already been encountered by the general public. This talk will examine the causes for the shortfall of columbarium supply and what land and planning procedures that public and private columbaria have to go through. We trust Mr So will let you have a very fruitful talk and please don't miss this opportunity.

The forthcoming PDD Council Meeting will be held on 24 September evening. 🇭🇰



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Thank you very much!

Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

Quality Property and Facility Management Award 2010

Members may recall that I reported on the May Issue of Surveyors Times our Division jointly organized the QPFM Award 2010 with the Hong Kong Association of Property Management Companies. Recently, support was confirmed from other professional institutions and real estate organizations including the RICS, HKIH and CIH. Through the Quality Property and Facility Management Award we aspire to honour outstanding projects in the property and facility management industry. These projects in property and/ or facility management should demonstrate contemplative performances in terms of bringing comfort, safety and security to their users and occupiers, whilst compliance with legal requirements and respect for the environment. It is our pleasure to have successfully invited the following senior members of the profession to act as members of our jury panel.

Mr CK Au	Director of Buildings, HKSAR Government
Prof KW Chau	President of HKIS, 2009-2010
Prof Hon Patrick Lau	Member, The Legislative Council of HKSAR Government
Mr Xu Jianhua	Vice President, China Property Management Institute
Prof Francis Wong	Director, Research Centre for Construction and Real Estate Economic, The Hong Kong Polytechnic University
Mr Kendrew Leung	Immediate Past President and Chairman of Disciplinary Panel, HKAPMC

Mr Gary Yeung	Chairman, Property & Facility Management Division, HKIS, Chairman of Organizing Committee, QPFMA 2010
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I would like to take this opportunity to let members to have a quick reference of the award category, judging criteria and event calendar of the QPFM Award 2010.

Award Category

The QPFM Award 2010 will be divided into two major categories as “Residential Category” and “Non-Residential Category”. The “Residential Category” will be further subdivided into Large-Scale project (2,001 units and above), Medium-Scale project (201 to 2,000 units) and Small-Scale project (200 units and below); whereas the “Non-Residential Category” will be subdivided into Shopping Centre, Office Building, Industrial Building and Facility Management. There will be “Grand Award” and “Certificate of Merit” being honoured to award winners.

Judging Criteria

In order to mark the outstanding performance and quality management services provided by the management team of nominated projects, the Organizing Committee has formulated a set of stringent assessment criteria which were grouped under seven major headings in respect of:

- Management Service
- Maintenance Service
- Cleaning Service

- Security Service
- Financial Service
- Environmental Protection
- Value-added/Community Service

Event Calendar

Open for Nomination	- 9 September 2010
Close for Nomination	- Noon, 30 November 2010
First Screening of Nominations	- December 2010
Site Visit to Short-listed Projects	- January 2011
Final Presentation to Jury Panel cum CPD Conference	- February 2011
Award Presentation Ceremony	- March 2011

The QPFM Award 2010 is now open for entry. If members identify any potential property or facility which is managed professionally to a high level of standard, may I urge you to make nomination as soon as possible as I expect there will be immense competition. More details of the Award and nomination form can be downloaded from the website : www.qpfma.hk .

APC Workshop

Our Division has been established for some years and we have already maintained a steady growth in the number of probationer member. To enable our probationers to effectively grasp the techniques of preparing the APC essentially the practical task and critical analysis, the Division decided to organize an APC Workshop on 29 October. This is the first similar event organized by the Division and we do hope that this will be a regular activity in subsequent years. Our Council Member, Mr Kenny Chan, who was the key drafter of the Rules and Guides of the APC, will share with probationer members the key factors of success. The first candidate passing the PFMD

APC, Mr Pierre Leung, has kindly agreed to attend the Workshop to share with other candidates his experience of attending the APC last year. Probationers who are going to attend the practical task or to submit their critical analysis this year are strongly recommended to attend this event although candidates sitting the test of 2011 are also welcome.

HKIS Guide to Good Property Management Practice – Chinese Version

Members may recall the Division published the “HKIS Guide to Good Property Management Practice – English Version” in 2008 and the PFMD members should have already received a free copy from the Institute. It was noted that several orders from property management organizations has been received by the Administration Office which demonstrates that this Booklet did arouse some public recognition. In this connection, comments were received by the Division whether a Chinese Version shall also be published. In the past couple of years, the Institute paid a number of visits to China and this English Booklet was used as a gift to our Mainland counterparts. Considering the fact that the Booklet is useful to owners’ corporation and other property management organizations whose usual language of communication for performing property management services is in Chinese, the Division decided to translate the current English Version into Chinese so as to make it more useful for the public and to facilitate our future visits to China. Daniel Hui, who was the Editor of the former English Booklet is now gathering the Working Group Members to work out the Chinese translation. If members have any updated information which deemed necessary for incorporation into the Chinese Version, please email your comment to me at garymkyeung@hkis.org.hk. ■

Quantity Surveying Division Chairman's Message



Daniel Ho QSD Council Chairman

Training on Standard Form of Building Contract

The Standard Form of Building Contract 2005 (SFBC) has been published for over five years. There are voices suggesting that the old form should be stopped printing. The SFBC has adopted the updated practice and has enhanced the provisions in the old form such as risk sharing between both parties of the contract. The stakeholders are therefore encouraged to use this SFBC instead of the old form.

To equip our members and other stakeholders with better knowledge of this SFBC, our division has organized a training course on this SFBC. The instructor of this training course is Mr Bernard Wu. He is a well-experienced trainer on this SFBC. He is also a quantity surveyor and a practicing barrister. You may refer to the HKIS web site for the details of the training course or the Surveyors Times Vol. 19 dated August 2010.

To make the training more effective, the number of participants in each training class is limited and the enrolment will be on a 'first come first serve' basis. You should not miss this precious opportunity.

Publications

Our division together with the Association of Consultant Quantity Surveyors (ACQS) will produce two publications for quantity surveying services, viz. the Guidance Notes and the QS Services Fee Scales. Two committees have recently been set up with members working in consultant firms, contractors, developers etc.

The primary objective of the Guidance Notes Drafting Committee is to review the existing quantity surveying practices in both private and public sectors and to establish guidelines to help enhance consistency and standard of quantity surveying services within the industry.

The guidelines will cover the quantity surveying services provided by quantity surveyors working in consultant firms and contractors.

The QS Services Fee Scale Review Committee is to review the existing booklet on fee scales and to produce a new one to suit the current situation. The intention of the new fee scales is to give an indication to the stakeholders on the reasonable ranges of fees that are expected for quality professional services. Hopefully, this will reduce the number of unreasonable low bids, which have significant impacts on the quantity surveying profession.

China Engineering Cost Association (中國建設工程造價管理協會) (CECA) 20th Congress

This year is the 20th anniversary of the CECA. To celebrate this remarkable milestone, the CECA invited representatives from several quantity surveying institutes outside Mainland viz. ICEC, PAQS, RICS, SISV and HKIS to join its congress held on 16 September in Beijing. The HKIS representatives included Prof K W Chau, the President, Mr. TT Cheung, the past President, and I, the QSD Chairman.

The Congress had about 300 attendants. It started with speeches from the China government officials from the Ministry of Housing and Urban-Rural Development and followed with the congratulatory speeches from the representatives of the institutes outside Mainland. The speech of the President of the CECA, madam Zhang Yun Kuan (張允寬理事長), highlighted the platform they established with various international quantity surveying institutes in the past years. Through the platform, cost engineers in the Mainland could get themselves familiar with the cost engineering practices of other countries and vice versa. She also expressed their sincere thanks to the HKIS for the assistance and support in the past years for

co-ordinating between the international institutes and the CECA.

After the speeches, there were various awards presented to the members of the CECA. One of the awards was to show appreciation to the council members who have served the council for at least three terms i.e. 12 years and made significant contributions in education, consultations, cost engineering services etc. These council members included two HKIS members. They were Mr T T Cheung and Mr Tommy Y K Yim. Congratulations to TT and Tommy for receiving the honours for the hardwork they have done for the cost engineering profession in China.

Subsequently, there was a presentation of 13 papers relating to cost engineering. This included the paper presented by Mr T T Cheung on behalf of the HKIS on the topic of “建設工程的風險評估、防範及管理”. The Congress then successfully ended with a nice dinner together with the cultural shows including singing and roller dancing. The shows impressed me very much not solely due to their professional standards but because of some performers being CECA members. They were absolutely multi-talented cost engineers!



Young Surveyors Group Chairman's Message

Jeffrey Wong YSG Committee Chairman



Study Tour 2010 and Visit to Expo in Shanghai

On 1 – 5 September, a total of 45 members went to Shanghai for annual study tour and we specially visited the World Expo 2010 Shanghai China. We have organized our annual study tour on annual basis since 2004 and this was our second time to visit Shanghai. We arrived at Shanghai on the morning of 1 September. In the afternoon, a site visit was organized by Mr Johnson So, the General Manger of Sun Kung Kai Development, on the development overview of Shanghai ICC APM. In the second day, we visited The Bridges (8號橋) and 思南公館, which are the classic projects for revitalization of development. In the third and fourth day, we visited the World Expo and were honoured with VIP status and gained easy access for China, United States, United Kingdom, Switzerland, Denmark and Italy Pavilion. Members were very impressed by The Expo and proud to see the future of China. Finally thanks for the kind arrangement by the study tour committee who organized this comprehensive event.



Encore CPD Session by our Shanghai Speaker

After the success from our Shanghai study tour and the remarkable CPD session conducted by Mr Johnson So, we decided to arrange another CPD, “In the Middle of the Road – Challenges in Running Projects in PRC”, on 1 December 2010. We have our honour to invite Mr Johnson So again and a representative from Davis Langdon Seah to share the topic with us.

Jam by Creativity

22 members swung their painting brushes and mixed up the greasepaint, “art-jam” at a very relax Saturday afternoon on 28 August. It was a great moment all artwork group joined together.



Passion with Charity

Some of our YSG members shared their passion with a group of Tin Shui Wai children and joined a charity event - “Farm Visit and Cycling” which was organized by the Community and Charity Committee on 18 September at Nam Sang Wai (南生圍).



Leadership Training Camp organized by Young Professional Group

The young groups of six institutions co-joined a Leadership Training Camp which will be held on 16 October 2010 (Saturday). A number of YSG members will join the event.

YSG Annual Dinner 2010

With our serious thought about the theme and different choices of the venue, we decided to host our Annual Dinner 2010 at Pool Side Restaurant 維多利亞公園泳池餐廳 with the theme of “A night in Alaska”. The food serve there is delicious and surely a great party!! For details, please see our separate advertisement and any enquiry please contact Kason Cheung at kasoncheung@hkis.org.hk





Table Tennis

- **Table-tennis Team – Friendly Match with the Lands Department**

Team Captain: Mr CY JIM

After friendly matches with the Housing Department and the Rating & Valuation Department (RVD), the HKIS Table Tennis team had another fun game with the Lands Department Table Tennis Team on 28 August. The teammates are keen to maintain and upgrade the skills through different competitions. More interested players are welcome.

The next friendly match will be held on 20 October with the Buildings Department Table Tennis Team.



Tennis

- **Joint Professional Tennis Tournament 2010 – Teammates in Full Gear**

Team Captain: Mr Harry JAN

The Joint Professional Tennis Tournament will be held on 7 November 2010. Regular and tough practices have been conducting frequently. All teammates have confidence to have a much promising result in the tournament this year.

Photography

- **HKIS Photography Interesting Group – Interested Members are invited !**

Group Leaders: Mr Arthur Cheung / Mr Kim Tsui

The group leaders of the photography interesting group would like to appeal more interested members to join and share the beautiful photos & photographic knowledge. Tentatively, a few photo-taking sessions and trips are proposed. Models will be provided if required. In the future, the group members will be invited to take photos in various important functions of the Institute.

Cooking

- **HKIS Cooking Team – Interested Members are invited !**

Group Leaders: Ms Jo LAU / Mr Lesly LAM

The group leaders of the cooking team would like to appeal more interested members to join and participate in the Joint Professional Cooking Competition to be held in January 2011. Practices and sharing sessions will be arranged prior to the competitions.

Badminton

- **Joint Professional Badminton Tournament 2010**
Team Captain: Mr Sunny CHAN and Mr Kim TSUI

The Joint Professional Badminton Tournament was successfully held on 22 August (Sunday) at Wai Hang Sports Center, the Hong Kong Baptist University. The HKIS Badminton Team got a good result with the 4th Runners-up this year with the other six professional bodies



including accountants, architects, barristers, dentists, doctors and lawyers.



Sailing

- **HKIS Sailing Team – Regular Training on Dinghy for Hebe Haven Yacht Club 24 Hours Charity Race**
Team Captain and Coach: Mr Christopher WONG / Mr Alain CHOI

The sailing team is confirmed to join Hebe Haven Yacht Club International 24 Hours Charity Aquathon 2010 to be held on 9-10 Oct, which is an event to raise funds for the Children's Cancer Foundation and some other charity organizations. It is believed that we are the first professional body to participate in this meaningful event. (http://www.hhyc.org.hk/page.php?page=page5_6.php&limit=1)

HKIS Sailing teammates including Alain Choi, Anita Ng, Christopher Wong, Ben Chong, Joseph Wong, Lesly Lam, Vienna Pang, Anthony Lau, Doris Tse, Simon Cheung, etc. are under vigorous trainings on Dinghy since the 24 hours round-the-clock sailing is surely a tough challenge.

After this charity racing, HKIS Sailing Team may arrange a series of sailing and dinghy courses for members. Please stay tune to the announcement.



Running

- **HKIS Running Team – Appeal for Participations**
Team Captain: Mr Lesly LAM / Miss Kathy CHEUNG

“UNICEF Charity Run”, “The HKDRC 33rd Hong Kong Green Half Marathon” and “ASICS HK 10K Challenge 2010” will be held at the Hong Kong Disneyland Resort, Tai Mei Tuk and Wetland Park Road, Tin Shui Wai respectively in November. The courses are flat, speedy and scenic. Many of our teammates are confirmed to join.

Moreover, please make registrations to the Hong Kong Standard Chartered Marathon 2011. Please let us know by email once you have registered. The HKIS Running Team would like to form a strong running team.

Swimming

- **HKIS Swimming Team – The HK 13th Life Saving Marathon**
Team Captain: Mr William LAI / Mr CY WAN

CY Wan and Ronnie Fung of the HKIS Swimming Team joined the open sea the HK 13th Life Saving Marathon on 12 Sept at South Bay. The distance was 1600m. CY Wan got the sixth runner-up in the open group competition. Congratulation!

October will be a very busy month for teammates. CY Wan, Eric Ho and Ronnie Fung will join HKASA Swim in Repulse Bay, Tolo Harbour Swim and Bay2Bay Swim from Repulse Bay to Deep Water Bay on 3 Oct, 10 Oct and 31 Oct respectively.

More swimming teammates are wanted for various short and long distance competitions in the coming few months.





Dance

- **HKIS Dance Interest Group – More Interested Members are welcomed.**

**Social Dance Leaders: Ms Tzena WONG/Mr Edwin TSANG/
Mr Charles HUNG**

Jazz Group Leader: Miss Hazel TEE

Social Dance

Various dance interest groups were formed. Social dance interest group participated in HKICPA Dance Fun Night on 20 August at the Spotlight Recreation Club (博藝會).

Jazz

Jazz interest group was formed and Jazz course was arranged in the past two months. The skills of the group members were upgraded and could perform the dance as shown in the following video in the future HKIS events:

Change by HyunA - <http://www.youtube.com/watch?v=UBwWIdT92So>



Volleyball

- **HKIS Volleyball Team – Regular Practices are on the way.**

**Team Captain: Miss San KWOK /
Miss Evangeline CHAN**

Regular practices are being conducted by the HKIS Volleyball Team. The coming practice will be held on 9 October at Kowloon Park. Members with volleyball skills are welcome to participate.

Bowling

- **HKMA 90th Anniversary Bowling Fun Game**

Team Captain: Mr Tommy LAM

The HKIS was invited by the Hong Kong Medical Association (HKMA) to participate in the HKMA 90th Anniversary Bowling Fun Game on 26 September at the South China Athletic Association. Mr Tommy Lam and Mr Stanley Law joined the event on behalf of the Institute and got the 3th runners-up. 🏆



Chairman:
Lesly LAM,
leslylam@hkis.org.hk



For those members who have interest to participate in various sports, please contact Chairman or Donna YU at cpd@hkis.org.hk / 2526 3679 for registration. Recruitment of players is always open for all qualified members, probationers and student members. Look forward to seeing you.



Date	Event	Organiser	Location
2010			
Oct	8	LSD Annual Dinner 2010	Eaton Hotel Hong Kong
	20	HKIS Executive Committee meeting	Board Room, HKIS
	23	Building Surveyors Conference 2010	Harbour Grand Kowloon
	29	HKIS Happy Hour	HKIS Library
Nov	2	HKIS Annual Dinner 2010	Grand Hyatt Hong Kong
	10	Board of Membership meeting	Board Room, HKIS
	25	HKIS Executive Committee meeting	Board Room, HKIS
	25	HKIS General Council meeting	Board Room, HKIS
	27	YSG Annual Dinner	泳池餐廳

For details, please visit www.hkis.org.hk or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.

YSG Annual Dinner - A Night in Alaska

Date : 27-11-2010(Sat)
Time : 7:00pm -10:30pm
Venue : 泳池餐廳
 銅鑼灣興發街
 維多利亞公園泳池側
 (港鐵天后站 A2 出口步行 3 分鐘)

Fee : **Member** (\$160) /
Student (\$120)

Registration
Deadline : 13-11-2010
Quota : 120

Any enquiry please contact Kason Cheung at kasoncheung@hkis.org.hk.



ABOUT THE AWARD

Through the Quality Property and Facility Management Award (QPFMA) we aspire to honour outstanding projects in the property and facility management industry. These projects in property and/ or facility management should demonstrate contemplative performances in terms of bringing comfort, safety and security to their users and occupiers, whilst compliance with legal requirements and respect for the environment.

The inauguration of the QPFMA is jointly organised by The Hong Kong Institute of Surveyors (HKIS) and The Hong Kong Association of Property Management Companies (HKAPMC). Our vision is to stimulate greater public recognition for the industry and also champion those that gratify integrity and are willing to contribute as reliable role models that triumphs success and continuous advancement.

ELIGIBILITY & SUBMISSION REQUIREMENT

1. Nominations are open for buildings and facilities located in HKSAR only.
2. Entrant buildings and facilities must provide evidence of the availability of all necessary insurance policies, statutory licenses and/or certificates as required by respective government departments.
3. Submission must be sent to **QPFMA 2010 Secretariat Office – Creative Consulting Group Inc. Ltd.**
4. Submission must reach Secretariat Office **no later than 12 noon, 30 November 2010 (Tuesday).**
5. Submission must include hard copies, soft copies and photos indicated in this document.
6. Nomination fee must be submitted together with the nomination form and submission documents.

EVENT CALENDAR

Open for Nomination:	9 September 2010 (Thursday)
Nomination Ends:	12noon, 30 November 2010 (Tuesday)
Assessment & Judging Stage:	December 2010 – February 2011
CPD Conference:	February 2011 (date TBC)
Award Presentation Ceremony:	March 2011 (date TBC)

CONTACT

QPFMA 2010 Secretariat Office

Ms. May Cheung / Ms. Ava Lau
Email: enquiry@qpfma.hk
Website: www.QPFMA.hk

ORGANISERS



AWARD CATEGORIES

Residential Category

Large-Scale Residential Property Management
(2,001 units and above)

- ☑ Grand Award
- ☑ Certificate of Merit

Medium-Scale Residential Property Management
(201 – 2,000 units)

- ☑ Grand Award
- ☑ Certificate of Merit

Small-Scale Residential Property Management
(200 units and below)

- ☑ Grand Award
- ☑ Certificate of Merit

Non-Residential Category

Shopping Centre Management

- ☑ Grand Award
- ☑ Certificate of Merit

Office Building Management

- ☑ Grand Award
- ☑ Certificate of Merit

Industrial Building Management

- ☑ Grand Award
- ☑ Certificate of Merit

Facility Management

- ☑ Grand Award
- ☑ Certificate of Merit

